



FOR LEASE

Fisher Park
4400 State Route 4, Fairfield, Ohio



**TURLEY
MARTIN
TUCKER**

Commercial Real Estate Services

For more information, contact:

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- + 1,200,000 Total SF - Divisible
- 40,000 - 562,800 SF Warehouse
- 19,200 - 172,800 SF Crane Area
- 25-50 Ton Capacity
Crane Space Available
- Significant Trailer Parking Area
- Tax Abated
- Flexible Lease Terms
- 110 Acres
- Land Available for Build-to-Suit



Fisher Park

4400 State Route 4

LIGHT MANUFACTURING & WAREHOUSE AREA

- * 678,400 Total SF
- * 40,000 Minimum SF
- * 462,800 Maximum SF
- * 16' - 22' Clear Height
- * 4 Acres Trailer Parking
- * 40' X 40' Column Spacing
- * 100% Wet Sprinkler
- * New Lighting, Paint & Dock Doors in Warehouse
- * Heavy Electrical Distribution
- * Gas Fired Unit Heaters
- * Enterprise Zone/Tax Abatements

LEASE RATES:

\$2.35/SF GROSS / Light Manufacturing & Warehouse Area

CRANE AREA

- * 563,220 Total SF
- * 19,200 Minimum SF
- * 172,800 Maximum SF
- * 40' Clear Height, 25' Underhook
- * 25, 35 & 50 Ton Cranes
- * 8 - 10" Floors
- * Heavy Electrical Distribution (bus duct)
- * Drive Through Loading/Unloading
- * Outside Storage

\$3.25/SF GROSS / Crane Area



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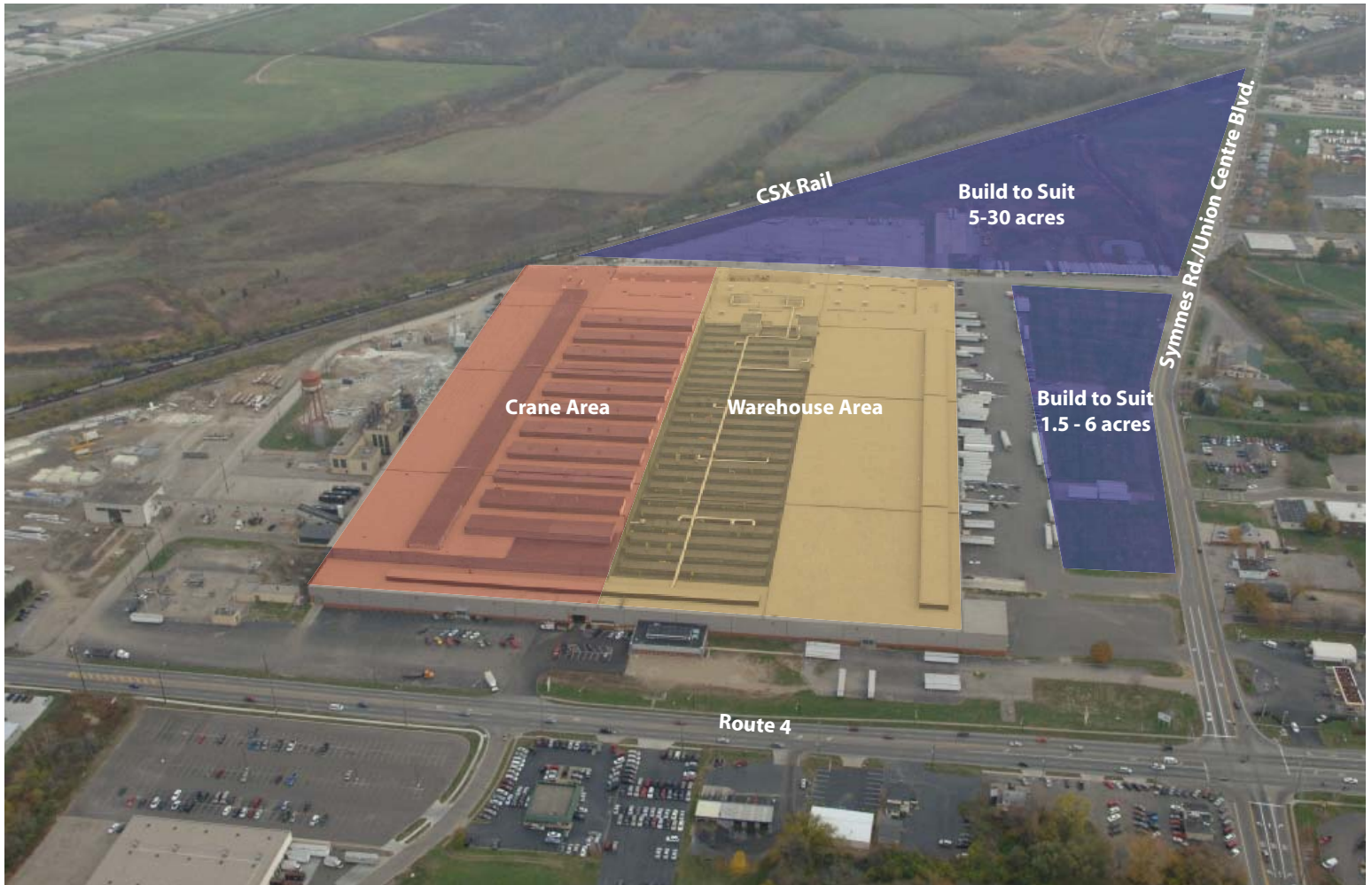
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New Entrance



Fisher Park Site Plan



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